



City of Lindsay



P.O. Box 369 — Lindsay, California 93247 — 251 Honolulu Street
559 • 562 • 7117
559 • 562 • 7139 fax

December 28, 2005

Robert Smith
Department of Housing and Community Development
1800 Third Street – Room 430
Sacramento, CA 95814

RECEIVED
DEC 29 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Re: Workforce Housing Annual Progress Report

Dear Robert,

Please find enclosed the City of Lindsay's Workforce Annual Report which is due to your office before December 31, 2005.

If you have any questions, please call. Thank you.

Sincerely,

Diane Bucaroff
Community Development Manager



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**WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code**

Jurisdiction: City of Lindsay

Address: P.O. Box 369, Lindsay, CA 93247

Contact: Diane Bucaroff

Title: Community Development Manager

Phone: (559) 562-7114

Email: dbucaroff@lindsay.ca.us

Report Period: Calendar Year 2004

Progress in Meeting Regional Housing Need
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Introduction: Government Code Section 65400 requires that each city and county to submit a report reviewing the status and progress they have made in implementing their Housing Element. In accordance with this law, the City of Lindsay (City) has prepared this report to review the City's progress in developing new housing and implementing its Housing Element during 2004.

Housing Element Update: The Housing Element is intended to review and establish City housing policies to insure that local, and ultimately statewide, goals for providing sufficient housing are met. The Housing Element is especially intended to insure that all of Lindsay's anticipated housing need is met for all economic segments of the population. Consequently, the Housing Element sets forth the goals and programs of the City in order to meet these critical needs. Additionally, The State of California requires that the Housing Element be updated and re-submitted to the Housing and Community Development Department every five years. On September 28, 2004, The Lindsay City Council reviewed and adopted the most recent update of the Housing Element. On October 20, 2004, the State Housing and Community Development Department (HCD) found the update to be in compliance. Lindsay's next Housing Element update will be due June 30, 2009.

Regional Housing Needs: The Housing Element includes projected housing needs for the City as anticipated by the Tulare County Association of Governments (TCAG). Through the County Needs Determination Plan (adopted in March 2003), TCAG estimated the amount of new housing needed to satisfy regional housing demands. TCAG has determined that from 2001 to 2008, the City needs to provide 260 housing units to satisfy its share of regional housing demands. Table 1 shows the breakdown of these units by income levels. Table 2 indicates progress from 2001 through 2004, with a specific accounting of progress made in calendar year 2004.

Table 1 - Housing Needs by Income Category, 2001 - 2008

Income Group	Number of Additional Units	Percentage	Total Number of Projected Units – Citywide: 2008
Very Low	74	24%	710
Low	16	22%	667
Moderate	33	20%	594
Above Moderate	137	34%	1,008
Total	260	100%	2,980

Source: TCAG, Tulare County Housing Needs Determination Plan. Table 3.P of Lindsay Housing Element adopted September 28, 2004.

Table 2 – New Housing Units by Income Level, 2001 - 2004

Income Level	Very Low	Low	Moderate	Above Moderate	Total
TCAG 2001-2008 estimated housing need	74	16	33	137	260
2001- 2002 New Housing Units	0	34	7	0	41
2003 New Housing Units	4	21	0	2	27
2004 New Housing Units	95	34	0	0	129
<i>(deed restricted units)</i>	39	13	0	0	52
<i>subtotal</i>	97	89	7	2	195
Balance (additional units needed)*	(23)	(73)	25	135	160

* Total balance (lower right corner of above table) includes on the positive number of additional moderate and above moderate housing units needs, and does not include additional numbers of very low and low income units provided in excess of the TCAG allocation. If the excess numbers of very low and low income units were included, the total number of housing units still needed would be lower by 65 units.

Current Progress: During 2004, there was significant housing development activity in Lindsay:

- *Lindsay Family Apartments:* 61 new apartment units (42 very low income and 19 low income units). Affordability of these units is provided by 55-year rental affordability covenants.
- *Sierra View Estates Subdivision:* 46 new single-family units (35 very low income and 11 low income units). Affordability of these units is provided by 20-year ownership affordability covenants.
- *Parkside Estates Subdivision:* 12 new single-family units (10 very low income and 2 low income units). No public funds were used for this project. The affordability of these units was verified by buyers' surveys and building permit values.
- *City of Lindsay Rehab Homes:* 6 rehabilitated single-family units (4 very low income and 2 low income units). Affordability of these units is provided by HOME program affordability covenants.

- *Miscellaneous Private Housing Construction:* 2 new single-family units and 2 new duplex units (4 very low income units). No public funds were used for these projects. Affordability of these units was verified by building permit values.

A review of the last few years shows that, although there have been 197 new housing units added to the City, there is still a remaining need for 160 new units over the next four years. Clearly, the greatest remaining housing need in Lindsay is for additional moderate-income and above moderate-income housing. Housing for these income segments is typically provided through the normal housing market, without need for governmental intervention. A number of proposed new subdivisions are in currently in various stages of the planning process in Lindsay. These developments should result in construction and sales of new market rate housing in the next few years.

Housing Element Effectiveness: Attaining Community Housing Goals and Objectives

The City has been actively engaged in developing its affordable housing for all of its citizens. As part of this ongoing effort, the City has developed and implemented several programs designed to help meet the City's housing needs and goals. These goals and programs are outlined in the Housing Element and are submitted to the state for review and approval, approximately every five years. In order to promote effective strategies, these programs are intended to be assessed annually to monitor implementation and effectiveness of the City's actions. The implementation and review of these programs and goals enables the City to take full advantage of funding programs offered through HCD, which monitors affordable housing development throughout the State.

Program Progress: This section of the report is intended to review the City's progress towards its housing goals on a program-by-program basis. The following text is taken directly from Chapter 5 of the Lindsay Housing Element. The current programs are consistent with programs from the previous Housing Element and include new actions to be taken in the future. These programs are intended to outline City housing activities from 2003 to 2008.

Goal 1: *Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of Lindsay residents.*

Policy 1.1: *Provide adequate residential sites for the production of new for-sale and rental residential units for existing and future residents.*

Implementing Programs

1.1.1 Biennial Evaluation: *Conduct a biennial update of the City's inventory of available sites, and take appropriate action to ensure an ongoing supply of available sites at appropriate densities to meet projected housing needs. Actions to ensure an adequate supply of housing sites include changing the zoning on vacant parcels that are zoned non-residential.*

Responsible Agency: *Community Development Department.*

Implementation Schedule: *September 2004, and every two years thereafter.*

Non-Quantified Objective: Maintenance of an inventory of available sites for use in discussions with potential developers.

Funding Source: General Fund/Redevelopment Agency.

Status Report: Completed. In 2004 this evaluation was conducted as a part of updating the Housing Element. The next inventory is scheduled take place in September 2006.

Assessment of Effectiveness and Outcomes: This program has been effective by providing the City a current visual chart available to developers or various groups who are interested in housing development in Lindsay.

1.1.2 Second Unit/Accessory Units: In order to comply with the AB 1866 statute regarding second dwelling units the City of Lindsay will amend its zoning ordinance to encourage the construction of second dwelling units. The zoning ordinance will be updated by September of 2004. Additionally, building standards will also be developed regarding second dwelling units by September of 2004. Additionally, the City of Lindsay will actively encourage the use of second units in single-family residential areas in meeting the City's low and moderate-income housing objectives where such second units would neither adversely affect nor alter the character of the surrounding single-family neighborhood. The City will encourage the use of second units by providing information and forms that will inform the community of requirements for second units and help to facilitate the approval process.

Responsible Agency: Community Development Department.

Implementation Schedule: Update zoning ordinance by September 2004. Ongoing with flyers available in September 2004 at the Chamber of Commerce, Library, Teen Zone, and City Hall.

Quantified Objective: Development of ten second units between 2001 and 2008.

Funding Source: No cost to the City.

Status Report: Completed. City staff prepared an amendment to the Zoning Ordinance to allow the construction of second dwelling units, in accordance with AB 1866. The City Council adopted this amendment on October 12, 2004.

Assessment of Effectiveness and Outcomes: Since this amendment was adopted late in calendar year 2004, there has not been sufficient time to observe and evaluate the impact of new ordinance provisions. The City did not issue any permits for second dwelling units in 2004.

Policy 1.2: Ensure the supply of safe, decent and sound housing for all residents.

Implementing Programs

1.2.1 Monitor At-Risk Projects: One year prior to each required Housing Element update, determine the status of financial incentives for assisted housing projects to determine whether income restrictions on such projects are "at risk" of being lifted, thereby terminating the "affordability" of the project. Where assisted housing projects are "at risk," develop strategies to preserve their affordability.

Responsible Agency: Community Development Department based on HUD and HCD documents.

Implementation Schedule: June 2005.

Quantified Objective: Retention of existing affordable housing stock through early identification and action regarding "at risk" units.

Funding Source: CDBG.

Status Report: Ongoing. This was last done in 2003 order to update the Housing Element in 2004. The next anticipated date for implementation was originally scheduled for June 2005. However, due to resource constraints a second assessment was not completed as scheduled. The assessment will, at a minimum, be revisited prior to the next Housing Element update.

Assessment of Effectiveness and Outcomes: This program is effective insofar as it allows the City to be forewarned of arising needs. This allows the City to contact and negotiate with low and very low income housing providers. It also allows the City to consider possible development offers ahead of time in case we are at risk of losing current participants.

1.2.2 Housing Rehabilitation Program: Assist applicants in accessing home rehabilitation loans for low- and moderate-income housing, and self-help housing projects. The City will assist 1,709 applicants in accessing rehabilitation loans by creating brochures that identify what loans are available and the processes by which these loans are granted. In addition, City staff will provide technical review of forms to ensure that applicants have provided all essential information.

Responsible Agency: Community Development Department, Redevelopment Agency.

Implementation Schedule: Ongoing with flyers currently available (in English and Spanish) and distributed by the City at the Chamber of Commerce, Teen Zone, City Hall, and Library.

Quantified Objective: Adequate assistance to meet the quantified objectives contained in Table 5.A.

Funding Source: General Fund, redevelopment funds, available housing programs.

Status Report: Ongoing. The City has been awarded and currently administers HOME funds specifically for assisting low and moderate income families with housing rehabilitation. During 2004, six single-family residences were rehabilitated using HOME funds.

Assessment of Effectiveness and Outcomes: This program has been quite effective for the City in past years. A significant percentage of the existing housing stock has been rehabilitated using HOME funds, resulting in a high level of community awareness about this program.

1.2.3 Community Education Regarding the Availability of Rehabilitation Programs: Provide information to very low- and low-income households and other special needs groups regarding the availability of rehabilitation programs through neighborhood and community organizations, and through the media.

Responsible Agency: Community Development Department.

Implementation Schedule: Prepare a brochure of available programs by December 2004. Update every two years thereafter.

Non-Quantified Objective: Through public education, the public's ability to use programs will be enhanced and other specific quantified objectives will be easier to achieve.

Funding Source: CDBG.

Status Report: Ongoing. The City is currently in the process of creating a brochure, to be made available as staff and production resources allow. This flyer will be posted on public bulletin boards and advertised through local City workshops. The City intends to initiate a direct mail program once the flyer is created.

Assessment of Effectiveness and Outcomes: Since the flyer has not yet been created, the City cannot assess the effectiveness and outcomes of this tool. Though the City intends to use direct mailing to increase community awareness of rehabilitation programs, existing community awareness is already high. Through simple "word of mouth" advertising, the City has experienced more unsolicited program interest than can usually be accommodated by program funding limitations.

1.2.4 Housing Condition Survey: *Maintain a current housing condition survey of all housing units within the City. This survey should include the number of units in need of rehabilitation or replacement.*

Responsible Agency: *City Building Official.*

Implementation Schedule: *Ongoing with a comprehensive update one year prior to the next Housing Element update.*

Non-Quantified Objective: *Maintenance of current information on housing conditions within the City to assist in targeting rehabilitation programs.*

Funding Source: *General Fund.*

Status Report: Ongoing. This information was most recently compiled for the Housing Element Update. Current figures included in that update show that average score for housing in Lindsay is 26, which indicates "moderate" housing condition -- meaning that the house is in need of some form of rehabilitation. The process of maintaining this survey will be ongoing, with the next comprehensive update due in 2008.

Assessment of Effectiveness and Outcomes: Due to the recent completion of the housing condition survey, there has not been sufficient time to allow the City to assess the effectiveness and outcomes of the survey. The combination of a historically successful housing rehabilitation program, ongoing new construction, and proactive code enforcement efforts should continue to prevent further deterioration of overall housing conditions.

1.2.5 Rental Rehabilitation Program: *Provide financial assistance to owners of rental property to rehabilitate substandard units to enable such units to remain affordable following rehabilitation. The City will provide financial assistance by applying for CDBG funds and the redevelopment agency will allocate funds for rental rehabilitation. The use of these funds will ensure that rental properties will not deteriorate and still remain affordable.*

Responsible Agency: *Community Development Department and Redevelopment Agency.*

Implementation Schedule: *Annually with the city applying for CDBG and HOME funds in 2004.*

Quantified Objective: *Provide financial assistance to owners of five rental properties to rehabilitate substandard units.*

Funding Source: *HOME Rental Rehabilitation Funds, CDBG, and Redevelopment Agency.*

Status Report: Ongoing. No rental rehabilitation projects were completed in 2004.

Assessment of Effectiveness and Outcomes: Utilizing HOME funds, the City has historically had good success in rehabilitating existing apartment units. The City continues to maintain a rehabilitation program specifically for this purpose. Due to market dynamics, there has been a significant recent shift towards interest in new development rather than rental rehabilitation projects. As the local real estate market continues to change in the next few years, renewed interest in rehab projects is anticipated to increase.

1.2.6 Code Enforcement: Provide ongoing inspection services to review code violations on a survey and complaint basis. Examples of code violations include families living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, abatement of vehicles, and water conservation violations.

Responsible Agency: City of Lindsay, Building Official.

Implementation Schedule: Ongoing.

Non-Quantified Objective: Elimination of code violations within the City of Lindsay.

Funding Source: Redevelopment Agency.

Status Report: As noted, this program is ongoing and is administered through the Public Safety department.

Assessment of Effectiveness and Outcomes: Due to increased development activity, and ongoing resource constraints, the City has not been able to sustain proactive code enforcement efforts. As a result, there was only limited, complaint-based code enforcement in Lindsay during 2004.

Policy 1.3: Provide incentives for energy conservation measures in new housing.

Implementing Programs

1.3.1 Energy Conservation Program: In concert with Southern California Edison and Southern California Gas, implement an energy conservation program.

Responsible Agency: City of Lindsay, City Building Official, in association with Southern California Edison.

Implementation Schedule: Ongoing.

Non-Quantified Objective: Minimize costs of space heating and cooling in new and existing dwelling units.

Funding Source: General Fund, Southern California Edison and the Gas Company.

Status Report: Pending. Though the City of Lindsay has initiated an energy conservation program internally, it has not yet arranged a program to be implemented on a City-wide basis. Due to resource constraints, the City has not been able to develop this program. It is hoped that the program may be reconsidered and developed by 2006.

Assessment of Effectiveness and Outcomes: Since this program has not been implemented, effectiveness cannot be determined.

Goal 2: Provide housing that is affordable to all economic segments of the community.

Policy 2.1: Actively pursue and support the use of available County, State, and Federal housing assistance programs.

Implementing Programs

2.1.1 Affordable Housing Program Inventory: Pursue Available Projects. Explore and inventory the variety of potential financial assistance programs from both the public and private sectors to provide more affordable housing units. All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued.

Responsible Agency: Redevelopment Agency.

Implementation Schedule: The City Housing Coordinator will apply for potential financial assistance two years from the adoption of the Housing Element to assist special needs groups.

Quantified Objective: The City Housing Coordinator will apply for the following grants for potential financial assistance: one project to assist in the provision of housing accessible for disabled residents (either new housing or retrofit of existing low-income housing), two grants to assist in the provision of housing for farmworkers, one grant to assist the rehabilitation of existing low income housing, and two grants to assist the provision of housing for large families and reduce overcrowding.

Non-Quantified Objective: Maximize the City's and public ability to access governmental and private housing programs, and thereby facilitate achievement of other Housing Element objectives.

Funding Source: Redevelopment Agency.

Status Report: The City continues to seek out all possible funding sources, particularly for low-income, and farm worker families. In 2004 the City applied for Cal-Home and HOME funds, as well as American Dream Funds. The City will also be applying for CDBG funds in 2005.

Assessment of Effectiveness and Outcomes: The City has not yet fulfilled the proposed implementation schedule, particularly for grant applications related to housing for farm workers, persons with disabilities, and large families. As the City becomes aware of future grant opportunities for these subgroups, applications will be submitted.

Policy 2.2: Assist and cooperate with non-profit, private, and public entities to maximize opportunities to develop affordable housing.

Implementing Programs: Partnership Program: The City will meet regularly with non-profit, private and other public entities to examine opportunities for cooperative efforts to expand the City's supply of affordable housing.

Responsible Agency: Community Development Department and Redevelopment Agency.

Implementation Schedule: Conduct first meeting within one year of Housing Element adoption, annually thereafter.

Non-Quantified Objective: Familiarize non-profit, private and other public entities involved in the production of affordable housing with the City of Lindsay, and thereby facilitate interest on the part of these entities in developing affordable housing in Lindsay.

Funding Source: Private sources, Redevelopment Agency, CDBG.

Status Report: Ongoing. The City met informally and worked with a variety of development entities (for-profit and non-profit) during 2004, resulting in the construction of 129 new very low income and low income housing units. This represents nearly half of the 260 total housing units needed between 2001 and 2007, built in a single year.

Assessment of Effectiveness and Outcomes: The recent development of larger housing projects (such as Sierra View Estates and Lindsay Family Apartments) has increased public visibility and awareness of the financial viability of workforce housing development. The need for formally conduct annual meetings with the development community may not be necessary in the long-term, since public awareness of the City's commitment to workforce housing development is well-established.

2.2.1 Support Non-Profit Housing Sponsors: *Support non-profit corporations in their efforts to make housing more affordable to very low and low-income households. This effort will include supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites.*

Responsible Agency: *Community Development Department and Redevelopment Agency.*

Implementation Schedule: *Ongoing.*

Non-Quantified Objective: *By supporting these entities in their efforts, increase the production of affordable housing to meet other objectives of the Housing Element.*

Funding Source: *Private sources, Redevelopment Agency, CDBG.*

Status Report: Ongoing. In 2004, the City cooperated with Self-Help Enterprises to see the development of 46 new single-family homes built for very low income and low-income families in the Sierra View Estates project. The City anticipates further development with Self-Help as well as other potential developers and non-profits such as the Tulare County Housing Authority.

Assessment of Effectiveness and Outcomes: The City has established and demonstrated a successful partnership with Self-Help Enterprises. Further work is necessary to support the local work of the Tulare County Housing Authority.

Policy 2.3: *Review and modify all standards and application processes to ensure that City standards do not act to constrain the production of affordable housing units.*

Implementing Programs

2.3.1 Maintain a Streamlined Application Process: *Continue efforts to streamline and improve the development review process, as well as eliminate any unnecessary delays and restrictions in the processing of development applications.*

Responsible Agency: *Community Development Department, City Engineer, and Building Official.*

Implementation Schedule: *Conduct a review of permitting and review procedures by June 2003, and annually thereafter.*

Non-Quantified Objective: *Minimize the costs of residential development within Lindsay attributable to the time it takes to review development applications and plans.*

Funding Source: *General Fund.*

Status Report: Ongoing. Due to budget cutbacks and other resource constraints, the City's Community Development Department was downsized in 2003. Consequently, the City has not been able to completely streamline its planning process. A number of factors during 2004 resulted in a temporary hiatus in further streamlining efforts. These factors included: 1) City shifts in personnel and the filling of the City Planner position (which coordinates the permit process through the Site Plan Review Committee); 2) internal training needs for staff to fully understand the development process and local regulations; and 3) a significant increase in new development applications (annexations, subdivisions, commercial projects, etc.).

Assessment of Effectiveness and Outcomes: The major internal constraint in the development process is staff resources. To supplement limited staff resources, the City utilized the outside consulting services of planning and plan check consultants during. These measures have enabled City staff to devote greater time to direct work with potential housing developers, presumably improving the communication and interaction necessary to expedite new development projects. The effectiveness of these efforts can be indirectly evidenced by the sheer volume of new housing permits Lindsay was able to process during 2004 – nearly half of the projected seven-year housing need was supplied in a single year.

2.3.2 Density Bonus Ordinance: *Monitor statutory requirements for municipal density bonus requirements.*

Responsible Agency: *Community Development Department.*

Implementation Schedule: *Check currency of City density bonus provisions against State law in December 2002, and annually thereafter.*

Non-Quantified Objective: *Ensure that City density bonus provisions comply with State requirements.*

Funding Source: *General Fund.*

Status Report: Ongoing. Change in City personnel and resource constraints resulted in other projects taking higher priority during 2004. In conjunction with pending General Plan update, parts of the Zoning Ordinance may be reviewed and revised in the next few years. A review of the density bonus provisions would be likely undertaken at that time.

Assessment of Effectiveness and Outcomes: Since this measure has not been implemented, its effectiveness and outcomes cannot be assessed at this time.

2.3.3 Use of Density Bonuses: *Grant density bonuses for the provision of affordable housing units as required by State law. The City will promote the use of density bonuses by providing information and brochures to developers, which explain the benefits and opportunities to both developers and residents in utilizing the density bonus program.*

Responsible Agency: *General Fund, Development Applicants.*

Implementation Schedule: *Ongoing as requests are made.*

Non-Quantified Objective: *Facilitate the achievement of Housing Element objectives for the provision of new housing for all economic segments of the community.*

Funding Source: *Redevelopment Agency, available housing programs.*

Status Report: Ongoing. Due to resource constraints, the City has not yet been able to produce the proposed density bonus brochure. There was no apparent developer interest in density bonus provisions during 2004.

Assessment of Effectiveness and Outcomes: To date, there has not been developer interest in the density bonus program. This part of the Housing Element may not be the most effective long-term strategy to provide new workforce housing.

2.3.4 Priority Building Inspections for Affordable Housing Projects: *The City will give priority to low, very low income, and large rental unit housing projects for the building inspections that are carried out during various stages of the construction process.*

Responsible Agency: *Building Official.*

Implementation Schedule: *Ongoing.*

Non-Quantified Objective: *Minimize the cost of providing affordable housing by reducing time waiting for inspections to be completed.*

Funding Source: *Building Permit Fees.*

Status Report: Ongoing. During 2004, the City experienced resource constraints, staff reassignments, and increased development activity. Permit and inspection demands have exceeded normal processing and scheduling capabilities, and therefore the City has not yet been able to implement a priority inspection system for workforce housing development projects.

Assessment of Effectiveness and Outcomes: Due to the factors discussed above, this implementation program has not been implemented. As a result, effectiveness and outcomes cannot be assessed.

Policy 2.4: *Facilitate the development of new housing for all economic segments of the community, including lower income, moderate, and above moderate-income households.*

Implementing Programs: *Community Information: Undertake a program to provide information to the community about annual incomes for typical occupations and the equivalent "buying power" of these incomes in today's housing market, including the annual income ranges of "very low," "low," and "moderate" incomes, and of the typical occupations that fall into these categories.*

Responsible Agency: *Community Development Department and Redevelopment Agency.*

Implementation Schedule: *Complete materials and initiate education program by January 2004.*

Non-Quantified Objective: *Promote community understanding of "affordable housing" and "low" and "moderate" income, thereby reducing potential community resistance to affordable housing development.*

Funding Source: *Redevelopment Agency.*

Status Report: Ongoing. In 2004, the City produced a brochure for its 2004 HOME (FTHB) program. This brochure is available upon request and is also posted on City maintained bulletin boards at City facilities.

This brochure was scheduled for update in 2005 for the HOME 2005 program, to include updated information dealing with affordability and reflecting current market rates. The City also plans to implement a direct mailing and community workshops.

Assessment of Effectiveness and Outcomes: Due to incomplete implementation of this program, assessment of its effectiveness and outcomes is premature.

2.4.1 Marketing Materials: *Prepare marketing materials to be provided to the building industry, outlining opportunities for the development of new above moderate-income single-family housing within Lindsay.*

Responsible Agency: *Community Development Department.*

Implementation Schedule: *Complete marketing materials by June 2003, and update annually thereafter.*

Non-Quantified Objective: *Promote development of needed above moderate-income housing to meet quantified objectives for new housing to meet the needs of that income group.*

Funding Source: *General Fund.*

Status Report: Due to budget constraints, the City has had limited ability to produce comprehensive marketing materials such as brochures or booklets.

Assessment of Effectiveness and Outcomes: The City Manager conducts regular meetings with potential developers, on an as-needed basis. These meetings have resulted in four annexations, and nine subdivisions in various stages of the development process. Considering the progress that Lindsay has made towards its anticipated regional housing need, this method of marketing has been sufficient.

2.4.2 Meet with Potential Developers: *Actively seek out, and conduct an annual meeting with potential developers of downtown infill sites, as well as potential developers of above-moderate income housing as a means of generating interest on their part to undertake residential projects within the City.*

Responsible Agency: *Community Development Department, City Manager.*

Implementation Schedule: *Hold first meeting by the end of December 2002, set up schedule, and meet annually thereafter.*

Non-Quantified Objective: *To create interest on the part of potential developers of downtown infill sites and of above moderate-income housing as a means of facilitating achievement of quantified objectives for the development of housing for these income groups.*

Funding Source: *General Fund.*

Status Report: Ongoing. During 2004 City staff met with potential developers to discuss various downtown infill development possibilities. Staff continues to meet with various developers with potential interest in development of above-moderate income housing.

Assessment of Effectiveness and Outcomes: It is too early to assess the effectiveness of these efforts. During 2004, these efforts did not immediately result in production of downtown infill housing or above-moderate income housing in the City. However, such projects typically require several years to move from initial concept to completion.

2.4.3 Housing for Existing Very Low and Low Income Residents: Utilize CDBG funds for infrastructure improvements and available federal, State, and local housing development programs to undertake development of housing project for Lindsay's existing very low and low income households who are living in dwellings that are in need of replacement.

Responsible Agency: Community Development Department, Redevelopment Agency.

Implementation Schedule: Ongoing.

Quantified Objective: Housing assistance to 150 existing very low- or low-income Lindsay residents.

Funding Source: CDBG and redevelopment funds.

Status Report: Ongoing. The City intends to use CDBG funds for the housing portion of several downtown development projects. The Sierra View Estates subdivision project utilized USDA rural development funds (federal) and HOME program funds (state).

Assessment of Effectiveness and Outcomes: The use of CDGB funds for downtown projects is pending; therefore assessment cannot be made of the effectiveness and outcomes of this program. Based on past experience with such projects, including the highly-successful Sweet Brier Plaza project, the City anticipates future success. The City partnered with a variety of developers, using a variety to tools and approaches to deliver nearly one half of the projected seven-year housing demand in the single year of 2004. It should be noted that the City has satisfied its "fair share" obligation to provide very low income and low income housing through the year 2008. The remaining challenge will be to provide moderate and above income housing – a housing segment typically provided by the market, with little governmental intervention.

Goal 3: Provide equal housing opportunities for all residents of Lindsay.

Policy 3.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Implementing Programs

3.1.1 Cooperative Association: Continue to refer cases and questions to HACK for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. Additionally, the City will create a brochure for submitting complaints and will be available at City Hall in the Community Development Department for the Risk Manager (Kenny Walker) to address.

Responsible Agency: Community Development Department, Redevelopment Agency.

Implementation Schedule: Ongoing with information on fair housing laws in English and Spanish to be posted at the Chamber of Commerce, Teen Zone, City Hall, and Library.

Non-Quantified Objective: City assistance to eliminate housing discrimination within the community.

Funding Source: General Fund.

Status Report: Ongoing. Due to budget constraints, the City did produce the proposed equal housing brochure in 2004. The City will continue posting fair housing information, in both English and Spanish, in City facilities. The City intends to produce a Civil Rights Act compliance poster, in English and Spanish, in the next year for public posting.

Assessment of Effectiveness and Outcomes: During 2004, the City received no complaints of violation of fair housing laws.

Policy 3.2: *Assure the provision of housing opportunities for those residents of the City who have special housing needs, including farm workers, the elderly, disabled, large families, and the homeless.*

3.2.1 Housing Opportunities for Special Needs Groups: *Provide housing opportunities to meet the special housing needs of farm workers, elderly, disabled, large families, and the homeless (see also Program 2.1.1) by giving priority funding to development projects that include a component for special needs groups in addition to other lower income households. The City will implement priority based on community needs to ensure adequate housing for all residents within special needs groups. The City will also prioritize redevelopment funds based upon the needs of the community.*

Responsible Agency: *Community Development Department.*

Implementation Schedule: *Ongoing.*

Non-Quantified Objective: *Maximize opportunities to address the housing needs of special needs groups within the City.*

Funding Source: *State and Federal housing funds, Redevelopment Funds, CDBG (specific programs listed previously).*

Status Report: Ongoing. The City did not provide new housing opportunities specifically designed to meet the needs of the above identified groups during 2004. The City continues to monitor development possibilities for special needs groups.

Assessment of Effectiveness and Outcomes: Due to incomplete implementation of this program, assessment of its effectiveness and outcomes is premature.

3.2.2 Coordination with Agencies serving the Homeless: *The City shall cooperate with public and private agencies to develop housing (including transitional housing), family counseling, and employment programs for the homeless.*

Responsible Agency: *Community Development Department, Kern County Housing Authority, private assistance agencies.*

Implementation Schedule: *Ongoing.*

Non-Quantified Objective: *Develop housing self-sufficiency for those who are currently homeless by working with appropriate agencies to implement housing and employment programs.*

Funding Source: *FEMA, HUD, HCD, CDBG, and private funds.*

Status Report: The City is unaware of any homeless population in Lindsay, except for one individual who has consistently been offered assistance though she lives outside of City limits and has repeatedly refused assistance. However, the City has maintained its affiliation with the Lindsay-Strathmore Coordinating Council, which addresses the needs of homeless people in the Lindsay-Strathmore area. Furthermore, the City is considering an invitation to participate in the Kings/Tulare Consortium of Care group which has been recently developed to address homelessness in the Kings County and Tulare County region.

Assessment of Effectiveness and Outcomes: Due to incomplete implementation of this program, assessment of its effectiveness and outcomes is premature.

3.2.3 Remove Constraints on the Production of Housing for Disabled Residents: *The City will analyze, identify, and amend any and all development policies and ordinances that create any constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, which was enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the City will take action to address these constraints and amend the development policies and ordinances that create any constraints on the development, maintenance, and improvement of housing intended for persons with disabilities.*

Responsible Agency: *Community Development Department.*

Implementation Schedule: *Complete analysis within 6 months of the adoption of the Housing Element, and initiate any needed policy or ordinance provisions within three months after completion of the analysis.*

Status Report: Ongoing. Due to resources constraints, the City has not yet updated this analysis. As part of recent staff reassignments, City ADA compliance responsibilities now are performed by the Community Developer Manager. This means that ADA compliance is performed the primary City staff person responsible for oversight of various housing grant programs. This shift should result in quicker identification and increased awareness of ADA compliance issues as they related to City housing activities. Additionally, this should lead to better future communication and coordination of possible ordinance and/or policy changes related to housing for disabled persons.

Assessment of Effectiveness and Outcomes: Due to incomplete implementation of this program, assessment of its effectiveness and outcomes is premature.

3.2.4 Coordination with Agencies Serving the Farmworkers: *The City shall cooperate with public and private agencies to develop housing (including transitional housing), family counseling, transportation programs, and employment programs/job referrals for farmworkers (permanent and migrant). All available local, State, Federal, and private affordable housing programs for new housing and for the conservation and/or rehabilitation of existing housing will be pursued, including, those listed on page 5-12.*

Responsible Agency: *Redevelopment Agency.*

Implementation Schedule: *The City Housing Coordinator will apply for potential financial assistance no later than two years from the adoption of the Housing Element to assist farmworkers.*

Quantified Objective: *The City Housing Coordinator will apply for the following grants for potential financial assistance: one project to assist in the provision of housing accessible for disabled residents (either new housing or retrofit of existing low-income housing), two grants to assist in the provision of housing for farmworkers (permanent and migrant), one grant to assist the rehabilitation of existing low-income housing, and two grants to assist the provision of housing for large families and reduce overcrowding.*

Non-Quantified Objective: *Develop housing self-sufficiency for farmworkers (permanent and migrant) by working with appropriate agencies to implement housing programs.*

Status Report: Ongoing. The City is currently working closely with the local AHORA group, an agricultural farm worker community advocacy group funded by the Rural Community Assistance Corporation (RCAC) Agricultural Worker Health and Housing Program (AWHHP).

This local AHORA group currently consists of approximately 15 members who meet once a month to discuss farm worker needs and desires. AHORA serves as the ombudsman between farm workers and the City. The City Manager met with AHORA quarterly during 2004 to discuss and coordinate farm worker housing concerns. Much of the recent efforts on behalf of Lindsay farm workers have centered on the program delivery aspects of a new community wellness center. This project is under development, and will provide one-stop coordination of various community services that will benefit farm workers.

Assessment of Effectiveness and Outcomes: Due to incomplete implementation of this program, assessment of its effectiveness and outcomes is premature.

3.2.5 Remove Constraints on the Production of Housing for Multifamily Residential: *The City will complete an ordinance text amendment to replace the Conditional Use Permit approval requirement for development of multiple family dwellings in R-2, R-3, and R-4 zones by a staff-administered Site Plan Review process, whereby development standards contained in the ordinance will be applied by staff through a ministerial process. There would be no difference in architectural or design standards applied to farmworker housing, transitional housing and homeless shelters as compared with standard apartment residential construction. All project reviews will be conducted in accordance with CEQA requirements as provided by State law, including associated public and agency review and comment procedures.*

Responsible Agency: *Community Development Department.*

Implementation Schedule: *December 2004.*

Non-Quantified Objective: *The City will work with and conduct meetings with local residents to facilitate and encourage the development of housing for farmworkers and emergency and transitional housing facilities by removing the constraint of the Conditional Use process.*

Status Report: Completed. The Zoning Ordinance now requires site plan review, rather than conditional use review, for multifamily projects in multifamily zoning districts.

Assessment of Effectiveness and Outcomes: During 2004, there were no applications for projects for farm worker, transitional, or homeless housing projects. Therefore, there was no opportunity to demonstrate equal application of architectural or design standards for these types of projects. All housing projects, regardless of type or tenure, are subjected to the CEQA process as required by state law. In this regard, the City has successfully implemented this program.

Goal 4: *Provide downtown housing opportunities for residents of Lindsay.*

Policy 4.1

Encourage and support the development and purchase of single family and multi-family housing units within the downtown area.

Implementing Programs

4.1.2 Cooperative Association: *Continue to apply for CDBG, HOME, CalHome, and CHFA funds to assist in the development and construction of single family and multi-family housing units within the downtown area.*

Responsible Agency: *Community Development Department.*

Implementation Schedule: *Ongoing.*

Non-Quantified Objective: *To create a mixed-use zoned area within the downtown that provides services and housing.*

Status Report: Ongoing. The City met with developers for three new downtown housing projects during 2004. These efforts have not yet resulted in production of new downtown housing.

Assessment of Effectiveness and Outcomes: It is too early to assess the effectiveness of these efforts. During 2004, these efforts did not immediately result in production of downtown housing. However, such projects typically require several years to move from initial concept to completion.

Goal 5: *Create new and innovative home ownership opportunities for Lindsay residents.*

Policy 5.1: *Encourage and support home ownership through the use of Federal and State monies to first time home buyers.*

Implementing Programs

5.1.2 Cooperative Association: *Continue our First Time Home Buyer Program through the utilization of Redevelopment funds and Federal and State assistance programs including CDBG, CHFA, HOME, USDA and CAL-Home funds.*

Responsible Agency: *Community Development Department.*

Implementation Schedule: *Ongoing.*

Non-Quantified Objective: *To create infill development within Lindsay and provide home ownership opportunities to the residents of Lindsay. Areas will be sought out in the City that have very large lot sizes (such as Fresno Street) in order to divide those lots in half, create new streets, common areas, neighborhoods and subdivisions.*

Status Report: Ongoing. The Sierra View Estates project developed by Self-Help Enterprises produced 46 very low income and low income housing units using USDA Rural Development and HOME funds, promoting additional home ownership opportunities.

Assessment of Effectiveness and Outcomes: The Sierra View Estates project demonstrates successful use of a variety of funding and development partnerships to provide workforce home ownership opportunities in Lindsay during 2004.

Progress Toward Mitigating Governmental Constraints

During the process of updating and adopting the City of Lindsay's new Housing Element, it was determined that the City has no constraints that would impede the development of affordable housing for all income levels.